



Stoke Fleming

Neighbourhood Plan

At its meeting on 10th August 2015 the Steering Group agreed to adopt the following general policies:

- ❖ There will be a presumption in favour of development on previously developed (brownfield) sites.
- ❖ Any substantial new development, primarily to meet the needs of Dartmouth and other parts of South Hama, should be sited in the Cotton (West Dart) area of the parish. Any S106 or CIL funding resulting from such development should be applied to the benefit of the parish as a whole.
- ❖ Only limited new development will be permitted elsewhere within the parish, primarily to meet local need and provide for a measure of organic growth.
- ❖ Development site selection will be based on criteria compatible with those currently used by SHDC, but bearing in mind the 20-year life of the Neighbourhood Plan will take into account suitability rather than immediate availability.
- ❖ The Plan will establish an overall permitted level of residential development. Development would be on any of the selected sites but in aggregate would not be allowed to exceed the overall limit, unless the limit is adjusted as a result of the formal reviews that will be carried out every five years.
- ❖ Affordable housing to meet local need is a priority and any development on brownfield or greenfield sites will have to demonstrate that at least part of it will meet established local need.
- ❖ Small-scale development in rural areas, particularly on existing sites, may be permitted.
- ❖ All planning applications will still be subject to the normal procedures and permissions.
- ❖ Inclusion of a site in the Neighbourhood Plan does not imply that landowners must accept development on their land; it would only leave them free to do so.
- ❖ The Neighbourhood Plan vision is for gradual development over the period of the Plan, matching growth to local need.
- ❖ The establishment of better connectivity between the different parts of the village through the creation of new or improved roads and path is a priority and must be allowed for in any proposed development.

These policies will be open to review as planning progresses.